

7942 Carriage Lane Drive  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2211446

**\$880,500**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,398 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.51 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Paved		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	muni
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NONE

This is your new dream home, full of possibilities!! Beautiful location with stunning views of the countryside and cityscape, with a park and pond feature directly out your side patio. Enjoy the views and amazing sunsets from your private covered deck! This very spacious home has many wonderful features including a large grand entry, super tall ceilings, and absolutely gorgeous hardwood flooring. The main floor is open concept, great for gathering family together and entertaining. There is beautiful maple wood cabinetry and built-in features throughout the home. The living area features a double-sided fireplace to the master bedroom and a full wall of built-in cabinetry. The kitchen boasts a large island, fabulous granite countertops and corner pantry. The dining area leads out to your very large covered deck that boasts the great views. There is a fantastic office complete with large built-in desk and shelving. 3 bedrooms up with a full bath that has a 6ft tub, main floor laundry with sink, and an incredible full ensuite bath and walk-in closet in the master suite. There is in-floor heat throughout the home and tiled areas are separately controlled with electric heat. There is also a surround sound speaker system throughout the home as well as the garage. Central vac, regular and steam system humidifier, plus alarm system. The very large basement is finished with tall ceilings and large windows. With a very large rec area, 2 bedrooms, full bath, theatre room, and office/storage spaces. The basement has separate entry to the garage as well, and has great potential for a secondary suite to be made. The triple car garage is enormous and boasts a 10x10 OHD with deep bay for your RV. Completely finished, heated and with hot/cold taps as well. There is also an extended driveway with room to build a good-sized detached shop. The yard is landscaped and has

irrigation sprinkler system, and is fully fenced. You also have another large maintenance free deck to enjoy from the front of the house.